

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael R. Totaro 102229 Totaro & Shanahan P.O. Box 789 Pacific Palisades, CA 90272 (310) 573-0276 (v) (310) 496-1260 (f) ocbkatty@aol.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor/Debtor in Possession	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: 2300 Pisani Pl., a Nevada Domestic Limited Liability Company Debtor(s).	CASE NO.: 1:20-bk-10057-VK CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 02/20/2020	Time: 2:00 pm
Location: Ctrm 301, 21041 Burbank Blvd., CA 91367	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 02/06/2020

Description of property to be sold: Residential Real Property located at 2300 Pisani Pl., Venice, CA 90291
Legal description: "Lots 10 and 11, In Block "N" of Venice Gateway, In the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 7 Page 161 of Maps, in the Office of the County Recorder of said County." The Assessor's Parcel Number ("APN") is 4237-005-007.
1805 sq.. ft double, 4 bedrooms, 3 baths

Terms and conditions of sale: Purchase price is \$3,000,000.00 with credit up to \$850,000.00 toward covering all existing liens, taxes, 2.5% commission and costs of sale.
Property is sold "as is, where is" and subject to Bankruptcy Court approval

Proposed sale price: \$ 3,000,000.00

Overbid procedure (*if any*): None

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

February 20, 2020,
2pm
Ctrm 301
21041 Burbank Blvd.
Woodland Hills, CA 91367

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Michael R Totaro
Totaro & Shanahan
P.O. Box 789
Pacific Palisades, CA 90272
(310) 573-0276 (v)
(310) 496-1260 (f)
ocbkatty@aol.com

Date: 01/23/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

P.O. Box 789, Pacific Palisades, CA 90272

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 01/23/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Katherine Bunker kate.bunker@usdoj.gov
- Michael R Totaro Ocbkatty@aol.com
- United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 01/23/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Victoria Kaufman, United States Bankruptcy Judge, Ctrm 301, 21041 Burbank Blvd., Woodland Hills, CA 91367
2300 Pisanta, A Nevada Domestic Limited Liability Company
21801 San Miguel St. Woodland Hills, Ca 91364

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

01/23/2020
Date

Michael R. Totaro
Printed Name

/s/ Michael R. Totaro
Signature

1 **By Mail**

2 **Center Street Lending Corp**

18301 Von Karman

3 Irvine, CA 92612

4 **Jaqueline Stein**

8306 Wilshire Blvd #1676

5 Beverly Hills, CA 90211

6 **Kfir Hajbi**

1812 W. Burbank Blvd. #201

7 Burbank, CA 91506

8 **Los Angeles County Tax Collector**

Revenue & Enforcement

9 P.O. Box 54110

Los Angeles, CA 90054

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Eli Cohen

11 18340 Ventura Blvd. Suite 210

Tarzana, CA 91356

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